

PLANNING COMMISSION MINUTES

Gardner, Kansas
Monday, July 24, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:02 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eileen Mertz, Jason Burnett, and Dan Popp (7:05 p.m.). Commissioners absent: Eric Schultz. Also present: Community Development Director Fred Sherman and Planner Erik Pollom.

II. Approval of Minutes

The minutes of the June 26, 2006, meeting, were approved by unanimous consent.

III. Consent Agenda

1. FP-06-12

Consider a Final Plat for St. Johns Highlands II, an 18 acre single family residential development located ¼ mile northwest of the 175th Street and Waverly Road intersection. The application is filed by St. Johns Highlands, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** The applicant is St. Johns Highlands, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for an 18.12-acre tract of land for a single-family residential subdivision.
3. **LOCATION:** The property is located ¼ mile northwest of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** This property is currently zoned R-1, Single Family Residential District (Z-03-24).
5. **ANALYSIS:** The applicant requests approval of a final plat for St. Johns Highlands II. The 65 new single-family lots will continue the residential development pattern from the St. Johns Highlands subdivision to the west. This is the second phase of development for the 79.7 acre piece of land zoned R-1 as part of the Prairiebrooke rezonings. All streets and lots shown on this final plat conform to the minimum design standards of the subdivision regulations.
Change from the Preliminary Plat
The original preliminary plat for this property (PP-03-09, Preliminary Plat for Prairiebrooke) featured a cul-de-sac of lots immediately east of the 171st Street and 172nd Street intersection. Upon completion of a more detailed flood plain assessment, this cul-de-sac has been removed and replaced with a single row of lots along the east side of 172nd Street.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for St. Johns Highlands II (FP-06-12), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, subject to the following conditions:
 - a. Prior to recording of the final plat, the required excise tax shall be paid.
 - b. There must be clear and explicit notification of the presence of low-flying aircraft included with the title of all homes and within the development's covenants. It must include the following statement:
All lots within St. Johns Highlands are subject to being over flown by low-flying aircraft. This could include flying over on final approach and departure.

Consent Agenda Item No. 1, Final Plat for St. Johns Highlands II (FP-06-12), was forwarded by unanimous consent to the City Council with a recommendation for approval of the easements and rights-of-way, subject to staff recommendations.

IV. Agenda Items

1. Community Development Plan Update

The study teams reviewed their assigned comprehensive plan strategies.

Planning Commission Team A: Growth Areas / Land Use / Infrastructure:

- *The plan promotes development in defined growth areas based on fiscally responsible utility, infrastructure, and annexation plans and policies. By coordinating public and private investments, new urban development can be anticipated to occur in areas most easily served by public facilities and services. Future growth and development can be scheduled in concert with planned infrastructure improvements.*
- *The plan defines the limits of urban growth for the planning period.*
- *The plan proposes the progression of land uses to help achieve a transition in land use and intensity levels, and avoid major or abrupt changes in density and building type.*
- *The plan supports infill redevelopment and new development which provides a range of residential, commercial, office, industrial and public uses consistent and compatible with the established land use patterns.*
- *The plan directs new residential development to the north and west of Downtown rather than to the east of Interstate 35 Highway.*
- *The plan is based on preserving the land areas east of Interstate 35 and south of New Century AirCenter for future employment, industrial, office, and other non-residential land uses that are compatible to the airport and the near-by interstate transportation system.*

Commissioner Kilgore and Commissioner Mertz reported to the commission that the first four strategies did not need to be revised, but the last two strategies should be considered and discussed further for possible revisions.

Planning Commission Team B: Development Standards / Economic Development / Commercial:

- *The plan strives to preserve and enhance downtown Gardner as the primary commercial / civic hub and activity center of the community.*
- *The plan proposes areas of commercial development that provide for neighborhood, community and regional commercial and retail development to meet the community's needs through the planning period.*
- *The plan encourages commercial development to occur in "nodes" and avoid continuous lineal commercial development along the City's street corridors.*
- *The plan strives to improve the overall image of the community with development standards for new development and enhancement of the community's existing commercial and retail areas.*

Commissioner Burnett and Commissioner Popp reported to the commission that all four strategies were still valid and gave them priority rankings for further review: first priority – the second strategy; second priority – the fourth strategy; third priority – the third strategy; and fourth priority – the first strategy.

Planning Commission Team C: Environment / Governance / Residential:

- *The plan encompasses goals and policies that are representative of the community's desires for the future. It recognizes the numerous plans, projects and studies that are underway or pending, and it anticipates that the plan will be reviewed and potentially revised annually when significant land use changes occur within the planning area.*
- *The plan encourages the development of neighborhoods in a range of densities to provide a sense of community, and to complement and preserve natural features in the area.*

- *The plan seeks compatible densities and housing types in neighborhoods by providing appropriate transitions between low-density residential land uses and more intensive residential developments and non-residential development.*
- *The plan recommends the protection and preservation of the floodplains and riparian ways throughout the planning area. These resources often are a constraint to urban development.*
- *The plan encourages the conservation of sensitive natural and environmental features and discourages development that would result in costly public improvement projects.*

Commissioner Godwin and Chairman Koranda (filling in for Commissioner Schultz) reported to the commission that, while all five of the strategies were still valid, strategies one, four, and five should be considerably revised; and strategies two and three should have minor revisions.

V. Discussion Items

1. Population and Commercial Development

Director Sherman discussed population and commercial square footage statistics (Exhibit A) pertinent to future commercial development within the City.

2. Railroad Intermodal Facility

Director Sherman and the commissioners discussed potential railroad intermodal facility related issues that the Planning Commission and/or the City Council may be addressing in the near future.

VI. Adjourn

Motion Kilgore, second Popp, to adjourn the meeting at 9:07 p.m.

Motion to Adjourn Carried: 6 to 0 Aye

Cindy Weeks, Planning Service Specialist
Community Development Department

EXHIBIT A

City (Johnson Co)	Population July 1, 2002 Estimate		Population July 1, 2005 Estimate		2004 Total Retail Space Sq. Ft.		2005 Total Retail Space Sq. Ft.	2005 Retail Sq. Ft. Per Capita	Retail Per Capita Jo Co Pull Factor	MSA Pull Factor
Bonner Springs (pt.)	2	0.0%	3	0.0%	29,215	0.1%	19,326			
Countryside	290	0.1%	*		0	0.0%	0			
De Soto	4,735	1.0%	5,170	1.1%	148,431	0.5%	141,550	27.4	0.4	1.2
Edgerton	1,525	0.3%	1,692	0.4%	18,211	0.1%	17,519	10.4	0.2	0.5
Fairway	3,891	0.8%	3,840	0.8%	65,673	0.2%	66,762	17.4	0.3	0.8
Gardner	10,701	2.2%	14,317	3.0%	306,375	1.0%	313,779	21.9	0.4	1.0
Lake Quivira (pt.)	876	0.2%	872	0.2%	0	0.0%	0			
Leawood	28,270	5.9%	30,145	6.3%	1,232,278	3.8%	1,210,218	40.1	0.6	1.8
Lenexa	41,249	8.7%	43,434	9.1%	2,486,656	7.7%	2,258,924	52.0	0.8	2.4
Merriam	10,844	2.3%	10,769	2.3%	1,511,923	4.7%	1,295,071	120.3	1.9	5.5
Mission	9,578	2.0%	9,751	2.0%	1,584,158	4.9%	1,537,707	157.7	2.6	7.2
Mission Hills	3,553	0.7%	3,523	0.7%	0	0.0%	0			
Mission Woods	162	0.0%	160	0.0%	0	0.0%	0			
Olathe	101,413	21.3%	111,334	23.4%	7,213,651	22.4%	7,133,685	64.1	1.0	2.9
Overland Park	158,430	33.2%	164,811	34.6%	12,641,701	39.2%	12,636,720	76.7	1.2	3.5
Prairie Village	21,764	4.6%	21,454	4.5%	919,912	2.9%	828,213	38.6	0.6	1.8
Roeland Park	6,705	1.4%	6,975	1.5%	389,873	1.2%	283,134	40.6	0.7	1.9
Shawnee	52,715	11.1%	57,628	12.1%	3,419,195	10.6%	3,256,313	56.5	0.9	2.6
Spring Hill (pt.)	2,787	0.6%	4,494	0.9%	116,458	0.4%	108,725			
Westwood	1,505	0.3%	1,483	0.3%	82,794	0.3%	81,114	54.7	0.9	2.5
Westwood Hills	370	0.1%	365	0.1%	6,408	0.0%	5,348	14.7	0.2	0.7
Balance of Johnson Co	15,171	3.2%	15,176	3.2%	67,708	0.2%	114,646	7.6	0.1	0.3
JO Co Total	476,536	100.0%	506,562	100.0%	32,240,620	100.0%	31,308,754	61.8	1.0	2.8
Big 5	382,077	80.2%	407,352	80.4%	26,993,481	83.7%	26,495,860	65.0	1.1	3.0
OP, Olathe, Shawnee, Lenexa, Leawood										
Kansas City MSA	1,804,009	100.0%	1,947,694	100.0%	49,360,391	100.0%	49,360,391	25.3	0.4	1.2
Johnson County	476,536	26.4%	506,562	26.0%	32,240,620	65.3%	31,308,754	61.8	1.0	2.8
Gardner	10,701	0.6%	14,317	0.7%	306,375	0.6%	313,779	21.9	0.4	1.0

Population Data - U.S. Census July 1, 2002 Estimate source: MARC Metro Dataline http://www.metrodataline.org/mt_pop.htm

Total Retail Space source: Johnson County Appraisers Office <http://appraiser.jocogov.org/stats/commercial.htm>

KS DOR 2002 Local Revenue Collected (\$) source: MARC Local Gov Finance <http://www.marc.org/finance.htm>

KC MSA Total Retail - Integra Realty Resources

	Johnson Co		Bldg sq ft Per Acre	
	Bldg	Land sq ft	Land Acres	
Office	31,778,399	146,212,400	3,357	9,468
Commercial	32,240,620	178,196,313	4,091	7,881
Industrial / BP	52,558,022	684,219,862	15,708	3,346

	OP - south of 435			
	Bldg	Land sq ft	Land Acres	
Office	15,330,281		1,076	14,247
Commercial	6,055,289		839	7,217
Industrial / BP	1,439,222		328	4,388
Ind	666,342			
BP	772,880			

COMMERCIAL CENTER CATEGORIES

The Comprehensive Plan includes recommendations for the improvement of existing commercial areas and the development of compatible new commercial areas. It establishes a system of commercial and retail development areas which applies to existing and new development locations. This system involves the designation of different types of commercial areas which distinguish between the basic role, types of land uses and scale of development. These include the neighborhood, community and regional commercial classifications. The following descriptions are based upon recognized standards formulated by the Urban Land Institute. These definitions of commercial centers *should not be used solely* to categorize development proposals, but should be considered in conjunction with the criteria established in the Goals and Policies. Each classification is described below.

■ *Neighborhood Commercial Centers*

A neighborhood commercial center provides for the sale of goods and services on the neighborhood level. It typically requires a site of approximately two to ten acres to accommodate buildings, parking and open space areas. Neighborhood centers typically contain a gross leasable area of 50,000 square feet, but may contain 30,000 to 100,000 square feet. Neighborhood commercial developments should be located at arterial/collector street intersections or at the intersection of collector streets.

■ *Community Commercial Centers*

A community commercial center provides goods and services to several different neighborhood and development areas. It typically requires a site or area of approximately ten to thirty acres to accommodate buildings, parking, and open space areas. While it may have a food or drug store, it also includes a range of retail and other uses, and is usually anchored by a small department store type tenant. Community centers typically contain a gross leasable area of 150,000 square feet, but may contain 100,000 to 450,000 square feet. Community commercial developments should be located at the intersection of arterial streets and be easily accessible from the surrounding community.

■ *Regional Commercial Centers*

A regional commercial center should provide the services of a community commercial center but have a greater variety and number of general merchandise, apparel, furniture, and other tenants. It typically requires a site or area of approximately ten to sixty acres to accommodate buildings, parking, and open space areas. Regional centers typically contain a gross leasable area of 400,000 square feet, but may contain 300,000 to 850,000 square feet or more.

The *primary regional retail commercial center* is an intensely developed, large scale, mixed use location that also serves as an *activity center* for the community. Because of the overall scale and mix of uses, the primary regional retail commercial center attracts and serves a population greater than and beyond that of the community.

A relatively recent form of regional commercial center is the result of the marketing success of "superstores". Superstores, which include discount department stores, specialty retailers and warehouse clubs, typically encompass 90,000 to 200,000 square feet in a single-floor layout. The term "*power center*" has been used to